

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MAY 13, 2004**

UNAPPROVED  
August 10, 2004

PRESENT: John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large  
Janet R. Hall, Mason District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Citing affidavit problems, Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON PCA 84-L-020-22, PCA 84-L-020-21, AND FDPA 84-L-020-02-12, WAL-MART REAL ESTATE BUSINESS TRUST, BE DEFERRED TO A DATE CERTAIN OF MAY 27, 2004.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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Commissioner Hopkins MOVED THAT THE DECISION ONLY ON RZ 2003-DR-063, SE 2003-DR-039, AND PCA 95-D-040, ST. JOHN'S CATHOLIC CHURCH, BE DEFERRED TO A DATE CERTAIN OF MAY 27, 2004.

Commissioners Byers and de la Fe seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON PCA 80-P-039-08 AND FDPA 80-P-039-08, BEAZER HOMES CORPORATION, BE DEFERRED TO A DATE CERTAIN OF JUNE 3, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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Following discussion, Commissioner Wilson MOVED THAT THE DECISION ONLY ON THE ZONING AND SUBDIVISION ORDINANCE AMENDMENTS CONCERNING CLUSTER SUBDIVISIONS BE DEFERRED TO A DATE CERTAIN OF MAY 20, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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FS-B04-16 - OMNIPOINT (T-MOBILE), 4700 Medford Road, Annandale High School

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT FS-B04-16 IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN ACCORDING TO CHARACTER, LOCATION, AND EXTENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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SE 2003-LE-036 - DIANE COX BASHEER, TRUSTEE, AND KENNETH O. THOMPSON  
(Decision Only) (The public hearing on this application was held on April 29, 2004. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-LE-036, SUBJECT TO DEVELOPMENT CONDITIONS NOW DATED MAY 13, 2004 AND REVISED TONIGHT.

Commissioners Koch, Lawrence, and Byers seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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2232-S04-04 - FAIRFAX COUNTY PARK AUTHORITY (Decision Only)

(The public hearing on this application was held on May 6, 2004. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE 2232-S04-04.

The Commission as a whole seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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ORDER OF THE AGENDA

Since there was only one item on the agenda, Chairman Murphy established the following order:

1. PCA 2001-MV-011 - STARR MANAGEMENT CORPORATION

This order was accepted without objection.

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Chairman Murphy relinquished the Chair to Secretary Harsel.

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PCA 2001-MV-011 - STARR MANAGEMENT CORPORATION -  
Appl. to amend the proffers for RZ 2001-MV-011 previously approved for residential development to permit continuation of commercial off-street parking as an interim use. Located in the N.E. quadrant of Metroview Pkwy. and Huntington Ave. on approx. 3.43 ac. of land zoned PRM. Comp. Plan Rec: office with option for residential. Tax Map 83-1 ((1)) 53A. MOUNT VERNON DISTRICT. PUBLIC HEARING.

John Farrell, Esquire, McCandish and Lillard, P.C., reaffirmed the affidavit dated May 4, 2004. Commissioner Byers disclosed that the applicant was a customer in his former art gallery, but it would not affect his ability to participate in this case.

Commissioner Byers asked that Secretary Harsel ascertain whether there were any speakers present for this application. There being none, she asked that presentations by staff and the applicant be waived and the public hearing closed.

Chairman Murphy resumed the Chair.

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No objections were expressed; therefore Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE PCA 2001-MV-011, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED APRIL 29, 2004.

Commissioners Lawrence and Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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The meeting was adjourned at 9:50 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Meeting taken by: Linda B. Rodeffer  
Minutes by: Kara A. DeArrastia

Approved on:

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission